

Applicant	St. John United Methodist Church	
Request	Rezone RS-8 (Residential Single Family/Low Medium Density) to CF-H (Community Facility: House of Worship)	
Location	1520 N.W. 5 Street	
Legal Description	Dorsey Park First Addition, P.B. 21, P. 30, Block 4, Lots 1-4, 6 & 26	
Property Size	31,662 S.F. or 0.7269 acres	
Zoning	RS-8	
Existing Land Use	House of worship, rectory and vacant building	
Future Land Use Designation	Northwest Regional Activity Center	
Comprehensive Plan Consistency	Consistent with Future Land use Element, Permitted Uses, Northwest Regional Activity Center	
Other Required Approvals	City Commission approval of the rezoning and Site Plan Level II review for site plan improvements.	
Applicable ULDR Sections	Sec. 47-24.4, Rezoning	
Notification Requirements	<ul style="list-style-type: none">• Mail notice to property owners within 300 feet• Sign notice.	
Action Required	Acting as the LPA find the rezoning from RS-8 to CF-H consistent with the City's Comprehensive Plan Recommend approval of the rezoning; Recommend approval of a more restrictive zoning district; or Recommend denial of the rezoning	
Project Planner Authorized By Approved By	Name and Title	Initials
	Lois A. Udvardy, Planner II	
	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Manager	

Request:

The applicant proposes to rezone this site from RS-8 to CF-H. The applicant has stated the original St. John United Methodist Church was built in 1923 and has served the community since that time. City records date back to 1960 when the new church building was constructed. In a separate application they plan to propose a 600 S.F. addition to the choir and a 1,265 S.F. Sunday School addition. The use is non-conforming and these additions cannot be approved under the current zone of RS-8 unless they are rezoned. Churches were a permitted use in residentially zoned districts prior to 1997 but are now required to be in one of the Public Purpose, Community Facility zoning districts as established in 1997.

Rezoning Criteria:

The applicant states that

1. *The zoning district proposed is consistent with the City's Comprehensive Plan.* The Northwest Regional Activity Center land use designation was established to encourage mixed use. Community facilities are a permitted use in the Northwest RAC. ULDR Sec. 47-8.2 states, Community Facility Districts are intended to provide suitable locations for institutions serving public needs, including ... religious facilities,... and other public purpose facilities which generally benefit the community.
2. *Substantial changes in the character of development in or near the area under consideration supports the rezoning.* This is an existing church that has served the needs of the community for approximately 80 years. The use will not change but the rezoning will permit the church to pursue remodeling the choir and adding Sunday School classrooms. The site plan will be subject to Site Plan Level II review and all site plan issues will be addressed at that time.
3. *The character of the proposed area is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.* This existing church is a part of the surrounding community and is within walking distance of many of its members, a necessity for a number of them. Since the first church was built on this site in 1923, the community has grown around it.

Comprehensive Plan Consistency:

This rezoning is consistent with the goal to promote the distribution of land uses that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide for adequate services and facilities, conserve natural resources, and ensure compatibility of land uses. It is further consistent with the Northwest Regional Activity Land Use Designation in that community facilities are permitted in that land use category.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the application meets the criteria as required for a rezoning, the Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.

2. If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26B, Appeals.
3. The Planning and Zoning Board shall be the Local Planning Agency for the City and as such shall review the rezoning application and make a recommendation to the City Commission as to the Consistency of the rezoning with the City's adopted Comprehensive Plan, or element or portion thereof.

17-Z-03/10-29-03/LAU